



1 LEVITSFIELD CLOSE

MONMOUTH | MONMOUTHSHIRE

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1 LEVITSFIELD CLOSE IS AN ATTRACTIVE, DETACHED, FOUR-BEDROOM FAMILY HOME BOASTING A CORNER PLOT, SITUATED WITHIN THE HIGHLY POPULAR ROCKFIELD ESTATE ON THE EDGE OF MONMOUTH TOWN. THE PROPERTY HAS 4 BEDROOMS, 2 BATHROOMS, 2 RECEPTION ROOMS, STUDY, DOUBLE GARAGE, OFF-ROAD PARKING AND A PRETTY ENCLOSED GARDEN.

- Attractive, detached four-bedroom David Wilson family home •
 - Sitting room, dining room and study •
 - Spacious principal bedroom with ensuite shower room •
 - Lawned garden with a summer house, mature hedging and shrubs •
 - Integral garage and off road parking •
 - Walking distance to local amenities and countryside walks •
 - Offered with no onward chain •
 - Monmouth 1.4 miles • Raglan 8.6 miles • Ross on Wye 12.8 miles •
 - Usk 14.2 miles • Chepstow 17 miles • Abergavenny 18.1 miles •
 - Hereford 22 miles • Bristol 33.6 miles • Cardiff 38.5 miles •
 - London 141.7 miles • Bristol Airport 50.6 miles •
 - Cardiff Airport 51.7 miles • Birmingham Airport 79.9 miles •
 - Chepstow Train Station 17 miles • Abergavenny Train Station 17.1 miles •
 - Bristol Parkway Station 29.4 miles •
- (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Rockfield estate is a popular and well regarded housing estate located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers independent boys and girls school, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5.

Raglan village is located just over 8 miles from the property, and the village offers a number of local amenities, including village shop, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Step into the entrance porch and through to the entrance hall, various doors lead off. Doors open into the sitting room, a bright and airy room with a large bay window to the front aspect. A red brick fireplace with gas fire is an attractive focal point in this room. Fitted white shelving and cupboards provide practical storage. Double glass panelled doors lead into the dining room, which has french doors that open out on to a patio, perfect for al-fresco dining in the summer evenings.

There is a further reception room which is currently used as a study, it is a versatile room to use as a home office or sunroom. A bay window allows light to flood throughout the room.

The ground floor benefits from having a cloakroom comprising of a w.c and wash hand basin.

The kitchen comprises of emerald green wooden wall and base units. Integral appliances include a double oven and electric hob with extractor fan. There is space for a dishwasher and under counter fridge and freezer. A stainless steel one and half sink with drainer is positioned underneath the window which overlooks the rear garden.





The utility room, located next to the kitchen has a cupboard utilised as a larder. There is a sink with drainer and space for further white goods. An internal door from the utility room leads into the integral double garage and a further door leads out to the side passage.

Upstairs, are four bedrooms and a family bathroom.

The principal bedroom is very spacious and wall to wall fitted wardrobes. There is an ensuite which comprises of a shower cubicle, w.c, wash hand basin, bidet and further storage cupboards.

Bedroom 2 is also very spacious and has fitted wardrobes. There is also a wash hand basin with vanity cupboard. Pleasant views of the front aspect can be appreciated from here.

Bedrooms 3 and 4 are both double rooms and overlook the rear garden.

The family bathroom comprises of a white suite to include a shower cubicle, bath with handheld shower attachment, pedestal wash hand basin and w.c. There is a storage cupboard housing the hot water tank.

OUTSIDE

1 Levitsfield Close is positioned on a corner plot at the entrance to Levitsfield Close. Established hedging and mature shrubs border the front garden. A path leads to the front door, which is sheltered by an undercover porch.

There is an off-road parking area at the front of the property and an integral double garage with an up and over door.

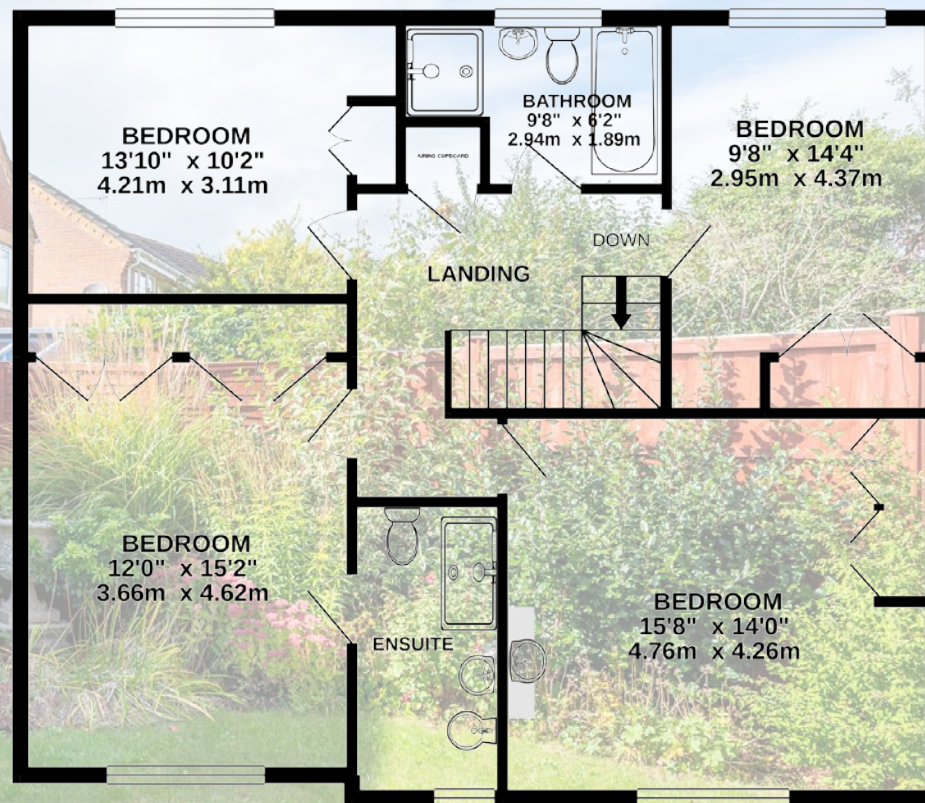
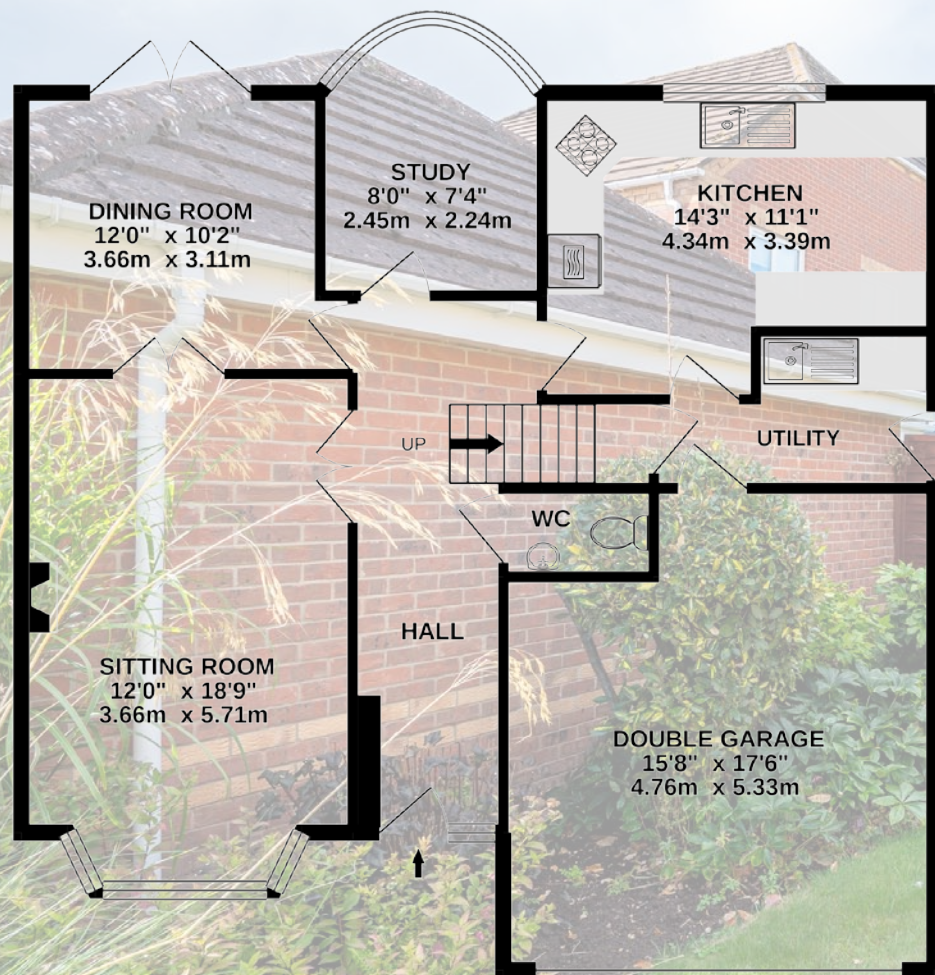
To the rear of the house is a patio and summerhouse where al-fresco dining could be enjoyed during the summer months. The rest of the garden is laid to lawn, bordered with flower beds. A wooden garden shed is utilised for further storage.



FLOORPLAN

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Services: Mains electricity, gas, water and drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

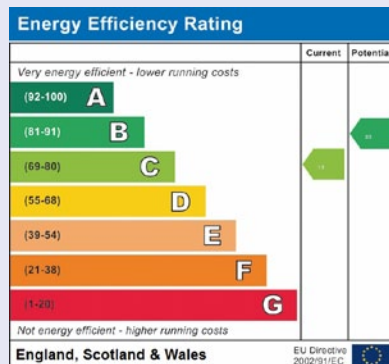
Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Shell Garage in Monmouth, proceed along the B4293, going straight over at the traffic lights. At the roundabout, (with the Green Dragon on your left) go straight over. At the next roundabout take the 2nd exit. Continue along this road, until reaching the next roundabout. Take the second exit, passing Co-op on your right handside. Proceed along here, and at the next roundabout, take the first exit. As you enter Kingswood Road, Levitsfield Close will be the second junction on your right.

Postcode: NP25 5BZ



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Particulars prepared October 2021.